

ARTICLE II. PLANNING COMMISSION

Sec. 33-22. General Powers and Duties.

- (a) The commission shall have the power and it shall be its duty:
- (1) To adopt a comprehensive plan in accordance with the provisions of the Texas Local Government Code, Section 213 , and as defined herein, and recommend it to city council for its approval.

ARTICLE III. COMPREHENSIVE PLANNING

Sec. 33-51. Findings.

The city council finds and declares that:

- (1) The continued growth and development of the city will benefit from the establishment of a comprehensive planning process to promote the future development and redevelopment of the city.
- (2) The creation of a comprehensive planning process will allow the city to establish a continuing process of defining the city's needs, establishing goals to meet those needs and the development of public policies and programs to meet those goals.
- (3) The comprehensive planning process will establish a system for all the city's diverse ethnic, cultural, geographic, civic, and business communities to participate in the identification of the city's needs, and the establishment of goals and policies to promote quality growth, protection of the environment, community livability, revitalization and economic development.
- (4) The comprehensive planning process will be market-driven and will recognize the dynamically evolving nature of the city and the changing needs and preferences of current and future residents, encourage innovation in housing and land use, and promote a diversity of development types.
- (4)(5) The comprehensive planning process will provide a means for enhancement and protection of aesthetic qualities of the city including design of civic structures, streets and public spaces, planning for preservation and development of bayous as aesthetic and recreational resources, preservation of historic places, encouragement of landscaping and reduction of visual blight.
- (5)(6) The comprehensive planning process will provide a means for county-wide and regional governmental entities and civic and business communities to coordinate with the planning and

implementation of improvement programs for infrastructure, mobility, land use, environmental quality, and social and governmental service programs in a more efficient, systematic, and cost-effective manner.

~~(6)~~(7) The comprehensive planning process will provide an open, inclusive public policy-making process that will eliminate exclusion based on race, creed, color, or national creed.

~~(7)~~(8) To accommodate, facilitate and encourage desirable growth and development, the comprehensive plan will analyze the city's existing and potential growth and development, evaluate ~~potential and/or desirable~~future patterns and directions of growth and development and utilize such information as a foundation for capital improvements, transportation, utilities and community services planning.

~~(8)~~(9) The comprehensive plan will encourage coordinated private development as well as the protection of private property rights to maximize the private sector's ability to meet the existing and evolving needs of the city's residents and economic base. The comprehensive planning process will also acknowledge that private growth and development, coordinated with private investment and services, can substantially and materially increase the efficiency of government and enhance the public welfare.~~The comprehensive plan's encouragement of private growth and development coordinated with private investment and services can substantially and materially increase the efficiency of government.~~

~~(9)~~(10) The comprehensive plan should have performance measures so that the plan can be compared to the developing reality, and modifications to the plan can be considered to reflect the developing reality as well as changes to the community goals.

~~(10)~~(11) The planning commission, in the development of a comprehensive plan, should:

- a. Provide protection for the city's residential neighborhoods through strategic area planning and the use of existing measures such as deed restrictions, prevailing lots sizes and building lines, and other measures as adopted by city council.
- b. Provide for reasonable notice to property owners and neighborhood residents of any proposed changes in the

comprehensive plan or variances in their neighborhood, and an opportunity for participation in the process.

- c. Provide for clear, simple, fair, and apolitical administration including establishment and maintenance of streamlined procedures for the review and approval of development applications, with clearly stated time frames for processing and acting upon applications, and minimizing potential adverse effects on the cost of development. Ordinances should be structured so that permit applications that comply with the planning regulations will be entitled to expeditious approval.
- d. Recommend an adequate level of city staff supported by an adequate budget to administer the planning process.
- e. ~~Provide procedures and policies that will support the supply~~Promote the private-sector development of affordable housing to meet the community need through the use of economic incentives, public-private partnerships, and assistance to non-profit housing organizations.
- f. Promote vital and vibrant business districts and promote revitalization of the city.
- g. Promote development quality and flexibility by allowing, subject to city council approval, districts for special purposes.

~~(11)~~(12) The city council is authorized to adopt a comprehensive plan under the provisions of Chapter 213 of the Local Government Code to guide its future development and redevelopment.

~~(12)~~(13) The city council wishes to receive from the planning commission specific reports and recommendations on the most expeditious, efficient and advantageous way to create, implement and maintain a comprehensive plan unique to Houston's needs and other reasonable implementation measures for the city.

Sec. 33-52 Initial duties and responsibilities with regard to comprehensive planning of the planning commission.

The commission shall perform the following duties as specifically provided below or as soon as reasonably possible:

- (1) The commission shall present to council for its approval a plan offering initiatives that can, within six months from XXXX,

materially support the maintenance of neighborhood integrity. The plan should include staff and funding requirements.

- (2) On or before six months from XXXX, the commission will submit to council for its approval a work plan for each of the elements of a comprehensive plan. Each work plan will be submitted to council as completed and will provide:

- a. If appropriate, a prioritized list of tasks integral to each element and an analysis of task dependency to determine task sequence.
- b. A suggested period of time appropriate to complete the element and each task necessary for its completion.
- c. An estimate of staff requirements to complete each element.
- d. The estimated cost to the city to complete each element (if outside consultants are recommended an estimate of cost should be included).

- (3) Pursuant to work plans as approved by council, the commission shall begin preparing the comprehensive plan. The elements of a comprehensive plan may include the following:

- a. A draft statement of community goals for Houston's future.
- b. A detailed database including land use, population characteristics, demographics, employment information, local and regional economic growth trends, the needs for public facilities and services, and a program for the maintenance of this database.
- c. A long-range planning process that continuously establishes a statement of needs, goals and planning alternatives for the next 30 years, to be updated every five years and revised every 15 years.
- d. A statement of urban growth policies for the city that addresses the goals in Item (3)a., including policies related to transportation, the environment, growth patterns, safety, health, education, public utilities, finances and services, the preservation of historic resources, and the improvement of deteriorated areas. ~~The plan should consider growth over the next 30 years, and should include any possible alternative growth patterns that take into account such general concepts and land uses and transportation systems.~~

- e. A transportation plan ~~and a development density plan (with potential corresponding land uses)~~ in conjunction with State of Texas, County of Harris and the metropolitan transit authority that complements the goals statement, the urban growth policies and other elements of the comprehensive plan.
- f. An economic development policy that should be designed to promote economic vitality and balanced growth for the city and region.
- g. A community facility policy that should describe existing facilities (police, fire, emergency service, special services, library, health facilities, etc.) and indicate the size and appropriate location of future facilities.
- h. Policies for utilities and infrastructure that will describe existing facilities, program improvements and strategies for improvement to be provided commensurate with development. Infrastructure policies should address water, wastewater, stormwater, electric and gas utilities, flood facilities, solid waste, recycling, hazardous waste, communication and transportation facilities.
- i. An environmental analysis which should include a description of existing resources and policies and strategies for conservation and enhancement of environmental quality contemplating the city adoption of coordinated policies and standards, consistent with those of other governmental agencies, applicable to the region.
- j. Strategic initiatives for pursuit including recommended ordinances, regulations, and other measures to implement the comprehensive plan.

(4) Plans, policies, and recommendations developed pursuant to the provisions of this chapter, when complete, may be implemented before completion of the comprehensive plan in its entirety.